

Community Data Snapshot | River Forest

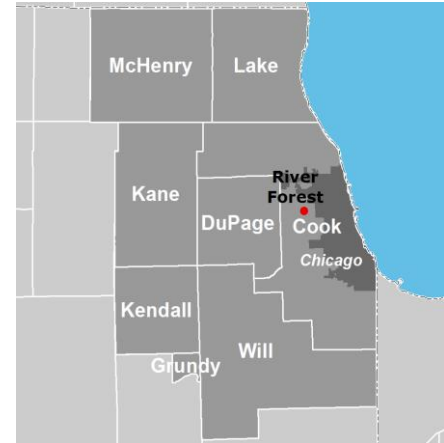
GENERAL POPULATION CHARACTERISTICS, 2013

	Community	Cook County**	CMAP Region
Total Population	11,183	5,212,372	8,459,768
Total Households	3,801	1,933,335	3,050,372
Average Household Size	2.7	2.7	2.7
Population Change, 2000-10	-4.0%	-3.4%	3.5%
Median Age*	41.4	35.5	36.0

Source: 2000 and 2010 Census, 2013 American Community Survey five-year estimates.

*Note that all Regional Medians were calculated based on Grouped Frequency Distributions.

**For municipalities located in more than one county, data provided is for the county containing the largest portion of the municipality.



RACE AND ETHNICITY, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White	9,139	81.7	2,275,759	43.7	4,475,512	52.9
Hispanic or Latino*	487	4.4	1,262,156	24.2	1,850,343	21.9
Black	664	5.9	1,256,346	24.1	1,453,894	17.2
Asian	618	5.5	333,415	6.4	533,554	6.3
Other	275	2.5	84,696	1.6	146,465	1.7

Source: 2013 American Community Survey, five-year estimates.

Universe: Total population.

*Includes Hispanic or Latino residents of any race

AGE COHORTS, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and under	3,633	32.5	1,358,061	26.1	2,318,426	27.4
20 to 34	1,362	12.2	1,210,405	23.2	1,797,403	21.2
35 to 49	1,890	16.9	1,061,471	20.4	1,786,910	21.1
50 to 64	2,739	24.5	946,155	18.2	1,571,064	18.6
65 to 79	1,064	9.5	450,925	8.7	709,759	8.4
80 and Older	495	4.4	185,355	3.6	276,206	3.3

Source: 2013 American Community Survey five-year estimates.

Universe: Total population.

HOUSEHOLD INCOME, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	495	13.0	461,313	23.9	606,898	19.9
\$25,000 to \$49,999	506	13.3	434,906	22.5	641,798	21.0
\$50,000 to \$74,999	488	12.8	332,109	17.2	528,326	17.3
\$75,000 to \$99,999	322	8.5	232,994	12.1	397,228	13.0
\$100,000 to \$149,999	508	13.4	253,214	13.1	465,926	15.3
\$150,000 and Over	1,482	39.0	218,799	11.3	410,196	13.4
Median Income	\$113,317		\$54,548		\$62,447	

Source: 2013 American Community Survey five-year estimates.

Universe: Total households.

EDUCATIONAL ATTAINMENT, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
High School Diploma or Higher	6,538	97.5	2,943,216	84.5	4,824,125	86.4
Bachelor's Degree or Higher	5,097	76.0	1,208,856	34.7	2,015,618	36.1

Source: 2013 American Community Survey five-year estimates.

Universe: Population 25 and older.

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HOUSING AND TENURE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	3,801	90.4	1,933,335	88.8	3,050,372	90.5
Owner-Occupied	3,416	89.9	1,127,937	58.3	1,995,385	65.4
Renter-Occupied	385	10.1	805,398	41.7	1,054,987	34.6
Vacant Housing Units	405	9.6	242,931	11.2	319,069	9.5

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units.

HOUSING TYPE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	2,891	68.7	871,344	40.3	1,681,097	50.3
Single Family, Attached	179	4.3	117,285	5.4	258,105	7.7
2 Units	114	2.7	214,785	9.9	239,024	7.2
3 or 4 Units	107	2.5	250,451	11.6	285,785	8.5
5 or more Units	915	21.8	706,630	32.7	878,662	26.3

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units excluding mobile, boat, RV, van, etc.

HOUSING SIZE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	267	6.3	445,155	20.5	549,362	16.3
2 Bedrooms	831	19.8	687,961	31.6	962,966	28.6
3 Bedrooms	1,481	35.2	697,991	32.1	1,135,910	33.7
4 Bedrooms	1,151	27.4	259,083	11.9	568,956	16.9
5+ Bedrooms	476	11.3	86,076	4.0	152,247	4.5
Median Number of Rooms*	7.5		5.1		6.0	

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units.

*Includes all rooms.

HOUSING AGE, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	177	4.2	173,716	8.0	398,379	11.8
Built 1970 to 1999	485	11.5	531,055	24.4	1,119,962	33.2
Built 1940 to 1969	1,317	31.3	790,616	36.3	1,067,473	31.7
Built Before 1940	2,227	52.9	680,879	31.3	783,627	23.3
Median Year Built	1939		1957		1966	

Source: 2013 American Community Survey five-year estimates.

Universe: Total housing units.

HOUSING & TRANSPORTATION (H+T)* COSTS, PERCENT OF INCOME PER HOUSEHOLD

	Median-Income Family	Low-Income Single-Parent Family	Moderate-Income Retired Couple	Moderate-Income Family
Housing Costs	35.4	62.0	45.8	43.6
Transportation Costs	20.8	29.3	11.7	19.8
H + T Costs	56.3	91.3	57.6	63.4

Source: Location Affordability Index, U.S. Dept. of Transportation and U.S. Dept. of Housing and Urban Development

*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, grouped by common demographic characteristics that form four distinct household types. The values above represent the percent of household income that an average household within each of these types in the region would spend on housing and transportation if they lived in this county. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined. For more information, visit www.locationaffordability.info/About_Data.aspx.

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EMPLOYMENT STATUS, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	5,268	61.4	2,750,328	66.5	4,512,014	68.2
Employed*	4,981	94.6	2,414,798	87.8	4,001,000	88.7
Unemployed	287	5.4	334,198	12.2	497,606	11.0
Not In Labor Force	3,315	38.6	1,384,854	33.5	2,104,803	31.8

Source: 2013 American Community Survey, five-year estimates.

Universe: Population aged 16 and over.

*Does not include employed population in the Armed Forces.

PRIVATE SECTOR EMPLOYMENT, 2013*

	Community		Cook County		Six-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	3,892	N/A	2,095,533	N/A	3,314,262	N/A
Job Change (2003-13)	947	24.3	-75,174	-3.6	2,333	0.1
Private Sector Jobs per HH	1.02		1.08		1.09	

Source: Illinois Department of Employment Security (IDES).

*Figures exclude employees not covered by unemployment insurance.

**Kendall County is not included in IDES data.

EMPLOYMENT OF COMMUNITY RESIDENTS, 2011

EMPLOYMENT IN THE COMMUNITY, 2011

<i>By Industry Sector</i>	Count	Percent	<i>By Industry Sector</i>	Count	Percent
Health Care	642	15.1	Education	1,786	38.9
Education	533	12.6	Retail Trade	837	18.2
Professional	518	12.2	Public Administration	609	13.3
Finance	380	9.0	Health Care	427	9.3
Retail Trade	326	7.7	Finance	221	4.8

By Employment Location

	Count	Percent
Chicago	1,851	43.6
Oak Park	301	7.1
River Forest	243	5.7
Maywood	83	2.0
Melrose Park	78	1.8

By Residence Location

	Count	Percent
Chicago	1,351	29.4
Oak Park	292	6.4
River Forest	243	5.3
Elmwood Park	105	2.3
Berwyn	81	1.8

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

MODE OF TRAVEL TO WORK, 2013

	Community		Cook County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<i>Work at Home*</i>	510	N/A	95,252	N/A	172,818	N/A
Drive Alone	2,684	61.3	1,479,336	65.2	2,731,295	72.7
Carpool	281	6.4	216,362	9.5	339,800	9.0
Transit	899	20.5	419,919	18.5	488,106	13.0
Walk or Bike	467	10.7	126,235	5.6	156,261	4.2
Other	45	1.0	26,970	1.2	42,664	1.1
TOTAL COMMUTERS	4,376	100.0	2,268,822	100.0	3,758,126	100.0

Source: 2013 American Community Survey, five-year estimates.

*Not included in "total commuters."

ANNUAL VEHICLE MILES TRAVELED (VMT) PER HOUSEHOLD, 2013

	Community	Cook County	CMAP Region
Average Vehicle Miles Traveled	15,783	13,903	16,723

Source: CMAP analysis of US Census Bureau, HERE, and Illinois Environmental Protection Agency data.

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GENERAL MERCHANDISE RETAIL SALES, 2013

	Community	Cook County	CMAP Region
Total Retail Sales*	\$84,359,336	\$51,622,254,928	\$92,667,928,416
Total Sales per Capita	\$7,543.53	\$9,903.79	\$10,953.96

Source: Illinois Department of Revenue.

*Does not include qualifying food, drugs, and medical appliances.

EQUALIZED ASSESSED VALUE, 2012

Residential	\$477,672,006	<i>Park Acreage per 1,000 Residents</i>	
Commercial	\$48,141,714	Community	31.9
Industrial	\$3,367,881	Cook County	18.9
Railroad	\$269,355	Region	39.0
Farm	\$0	Walk Score*	N/A
Mineral	\$0		
TOTAL	\$529,450,956		

Source: Illinois Department of Revenue.

Source: CMAP calculations of 2010 Land Use Inventory; walkscore.com.

*Walk Score is a number between 0 and 100 that measures the average walkability of a municipality.

GENERAL LAND USE, 2010

	Acres	Percent
Single-Family Residential	672.8	42.4
Multi-Family Residential	43.2	2.7
Commercial	45.5	2.9
Industrial	0.0	0.0
Institutional	124.4	7.8
Mixed Use	3.3	0.2
Transportation and Other	338.7	21.4
Agricultural	0.0	0.0
Open Space	356.3	22.5
Vacant	1.2	0.1
TOTAL	1,585.3	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory.

For More Information

Please direct inquiries to Jon Hallas, 312-386-8764 or JHallas@cmaphillinois.gov. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit www.cmap.illinois.gov/data/metropulse/.